

## CITY OF TALLAHASSEE

### CITY COMMISSION AGENDA ITEM

**ACTION REQUESTED ON:** October 13, 2004

**SUBJECT/TITLE:** Introduction of Ordinance #04-O-64 2580 Ox Bottom Road  
Voluntary Annexation

**TARGET ISSUE:** N/A

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#### STATEMENT OF ISSUE

The owner of property located at 2580 Ox Bottom Road (Tax ID#1428204010000) has petitioned the City for annexation of approximately 3.4 acres. The property has one residential structure on the site and the owner has no immediate plans for development. Current zoning is R-3; re-zoning is not required since the city and county have comparable allowable land uses for this category.

The City Attorney has determined that this annexation fully qualifies under the statutory requirements of Chapter 171, Florida Statutes.

The County was advised of this proposed annexation on June 24, 2004, and a copy of the annexation petition was also forwarded on that date.

#### RECOMMENDED ACTION

Option 1 – Introduce Voluntary Annexation Ordinance # 04-O-64 2580 Ox Bottom Road and set the public hearing date for October 27, 2004.

#### FISCAL IMPACT

Based on the current property tax rate of 3.7 mills, this property would have generated approximately \$947 in tax revenues in 2003.

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Dinah Hart  
Senior Aide to the Mayor

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Anita R. Favors  
City Manager

For Information, please contact: Dinah Hart, ext. 8181

**ITEM TITLE:** Introduction of Ordinance #04-O-64 2580 Ox Bottom Road Voluntary Annexation

**SUPPLEMENTAL MATERIAL/ISSUE ANALYSIS**

**HISTORY/FACTS & ISSUES**

The owner of property (Tax ID#1428204010000) located at 2580 Ox Bottom Road has petitioned the City for annexation of approximately 3.4 acres. The property is zoned R-3 and currently has a residential structure on the site. The owner has indicated that he has no immediate plans for development. The property is within the Urban Services Area. Approval of the annexation would support the Annexation Goals as identified in the Comprehensive Plan and the annexation strategy adopted by the City Commission.

**STATEMENT OF URBAN SERVICES**

**I. Introduction**

The purpose of this statement is to provide information on the land use compatibility and level of urban services that will be provided to the proposed 2580 Ox Bottom Road annexation.

**II. Land Use**

Staff has reviewed the proposed annexation of property located at 2580 Ox Bottom Road, parcel ID# 428204010000. The property contains one structure with a tax-exempt value of \$25,000, and is currently within the R-3 zoning district.

Staff finds the proposal consistent with the Comprehensive Plan, subject to the following provisions of Intergovernmental Element Policy 2.1.4 being adequately met:

- The annexation is in accordance with the requirements of Chapter 172, Florida Statutes as set forth in Policy 2.1.4[I].
- The plan for annexation shall be provided by the City Manager to the County Administrator and the Board of County Commissioners at the time it is provided to the City Commission. All procedures for review and comment on the annexation as set forth in Policy 2.1.4[I] shall be followed.
- The City shall provide information as to how it will provide full urban services to the area to be annexed pursuant to Policy 2.1.1 {I}.
- A description of how land use compatibility will be ensured, pursuant to Policy 2.1.4(a)[I].
- A description of how facilities will be provided and by which entity, pursuant to Policy 2.1.4(b)[I].
- A description of how the level of service standards will be maintained consistent with the Comprehensive Plan, pursuant to Policy 2.1.4 (c)[I].
- The amount of any agreed upon water and/or sewer rebate that will be due to the petitioner, pursuant to Policy 2.1.4(d)[I].

*The following is provided as additional information related to this site:*

- This property is in the Mixed Use A land use category on the Future Land Use Map.
- The current zoning on this property is R-3, which has a maximum gross density of 8 du/ac. Certain community and recreational facilities related to residential uses are also permitted.

- The property is located in the Bradfordville Study Area and is subject to the Bradfordville Sector Plan. The Bradfordville Sector Plan was adopted by the County Commission. The provisions of the Sector Plan are not applicable to properties in the City Limits. It is staff's understanding that the subject property, which is proposed for development as part of the Boynton Family Planned Unit Development, will not comply with the stormwater standards of the Bradfordville Sector Plan. It should be noted that the remaining properties within the Boynton PUD (approximately 105 acres) were annexed into the City in January 1999 and were not a part of the Bradfordville Sector Plan. The subject property is proposed to be developed consistent with the required standards of the remaining properties of the PUD.

The annexation proposal and subsequent development proposal are not inconsistent with the Comprehensive Plan. All of the objectives, goals, and policies applying to the Bradfordville Sector Plan area were deleted from the Comprehensive Plan.

### **III. Urban Services**

The level of urban services that may be provided to the area proposed for annexation will be consistent with the level provided to areas within the City.

- Fire Protection Service – The City provides fire protection on an area wide basis. In the corporate limits, the fire department responds to alarms within an average of four (4) minutes. Fire Station 9, located at 3205 Thomasville Road, will respond and it is 3.16 miles away. There is a hydrant north of this location on the eastside of Thomasville Road, 763 feet away.
- Police Protection Service – Tallahassee maintains a comprehensive law enforcement program. The full range of these services will be provided to the area upon annexation.
- Growth Management – Without firm development plans, Growth Management staff would figure potential impacts based on the most intense potential development. The site is zoned R-3 and the city has a corresponding zoning district so no rezoning would be necessary. The R-3 district permits up to 8 units per acre; at that ratio, the site would potentially be eligible for 40 dwelling units in single family detached, single family attached or duplex configurations. At this point, however, without any firm development plans, it is difficult to assess roadway impacts. Ox Bottom Road is currently deficient and there may be very limited capacity so it is important to have a development scheme to accurately assess the impact. The site is in the Bradfordville Study Area and staff believes the City Attorney's office is investigating alternatives for compliance with the more restrictive development standards associated with that area. No environmental issues are evident and as with the property across Ox Bottom Road, a Natural Features Assessment will be required to determine if development constraints exist in the form of conservation or preservation features.
- Street Maintenance and Right of Way Service – Streets and right of ways, once constructed, will be maintained consistent with the City's roadway maintenance program.
- Traffic Planning and Control – The maintenance of street signs, pavement markings, and traffic signals on city-owned streets will be assumed by the City upon annexation. The construction of new roadways will be a component of the development review process.
- Street Lighting – Tallahassee has a comprehensive program for the installation and maintenance of streetlights. Since there are no development plans at this time, there will be no immediate cost. Future costs will depend on the development planned for this parcel.

- G. Parks and Recreation Services – The City provides a comprehensive Parks and Recreation program and system of parks for its citizens. The site under consideration for annexation would be served by the A.J. Henry Park in Killearn, and by E.K. Phipps park to the west on Meridian Road. These two parks offer a variety of active and passive facilities for this area. Future development in this area will include the development of a passive park in Oxbottom Manor (FY08). These facilities should be able to adequately serve these parcels.
- H. Bus Service – The City owns and operates a public transit system. Annually, a system-wide analysis is performed to evaluate bus service within all areas of the corporate limits. The nearest bus stop to 2613 Ox Bottom Road is Village Square Blvd. at Thomasville Road, which is approx. 3.5 miles. Additionally, the Dial-a-Ride program, a specialized transportation service for citizens who are disabled, will be extended to this area upon annexation. The Dial-a-Ride program is also available to citizens over the age of 60 on a space available basis.
- I. Electric Service – The City currently provides electric service to this area. Extension of electric service to new customers in the area will be in accordance with established policy and other utility agreements.
- J. Water and Sewer Service – This property would be served by, and is critical to, the sewer construction for the surrounding parcel "Ox Bottom Gardens". Provision of water service would also be tied to Ox Bottom Gardens.
- K. Gas Service – Gas service may be extended to this area if requested and after a feasibility analysis.
- L. Stormwater Service – Stormwater services to the area will be provided at the same level as currently provided to areas within the City.
- M. Solid Waste Service – Residential solid waste service for this development is readily available.

#### **OPTIONS**

Option 1 – Introduce Voluntary Annexation Ordinance # 04-O-64 2580 Ox Bottom Road and set public hearing date for October 27, 2004.

Option 2 – Set another date for public hearing.

Option 3 – Do not proceed with the proposed voluntary annexation.

#### **RECOMMENDATIONS**

Option 1 – Introduce Voluntary Annexation Ordinance # 04-O-64 2580 Ox Bottom Road and set public hearing date for October 27, 2004.

#### **ATTACHMENTS/REFERENCES**

Attachment 1 – Proposed Ordinance #04-O-64

Attachment 2 – Location Map

Attachment 3 – Annexation Petition